

TENTATIVE PLAT T-23441-6-DECO-COR
GARDEN ESTATES AT THE HAMMOCKS
S.W. 151 ST. & S.W. 120TH STREET
ZONING: MIAMI-DADE COUNTY

LENNAR®

GARDEN ESTATES EAST

S.W. 151 ST COURTH & S.W. 120TH STREET
MIAMI - DADE, FL.

NEW PROPOSED PRIVACY FENCE



PROJECT:
GARDEN ESTATES
EAST
MIAMI-DADE, FLORIDA

OWNER:
HAMMOCKS
LENNAR LLC.

PROPOSED PRIVACY FENCE
FLOOR PLAN, ELEVATION AND DETAILS

GENERAL NOTES

- SUMMARY OF WORK:**
INTENT OF DRAWINGS IS THAT THE CONTRACTOR'S WORK WILL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE THE WORK AS INDICATED ON PLANS AND SPECIFICATIONS. CONTRACTOR WILL BE RESPONSIBLE BUT NOT LIMITED FOR EXCAVATION OF FOOTINGS, ALL FORMING WORK, PLACEMENT OF REINFORCING STEEL, POURING AND FINISHING OF ALL CONCRETE, LAYING BLOCKS, WATER PROOFING, SEAL THE BUILDING AND CAP CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES THAT AFFECT THOSE ENGAGED OR EMPLOYED ON THE PROJECT, THE MATERIALS OR EQUIPMENT USED, AND THE CONDUCT OF THE WORK.
- DRAWINGS:**
TRADE DRAWINGS ARE SCHEMATIC SHOWING RELATIVE LOCATIONS AND CONNECTIONS AND SHALL NOT BE SCALED FOR EXACT LOCATIONS. THE ARCHITECTURAL, DIMENSIONS AND SITE CONDITIONS SHALL GOVERN. SHOULD ANY DIFFICULTY OCCUR IN THE RUNNING OF PIPING OR DUCTS, SETTING OF DEVICES OR CONNECTIONS AT ANY POINT SHOWN, CONTACT ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- SURVEY:**
BEFORE BIDDING, CONTRACTOR SHALL MAKE A THOROUGH SURVEY OF THE SITE AND TAKE INTO CONSIDERATION THE EXISTING CONDITIONS THAT MAY AFFECT THEIR PERFORMANCE.
- CONTRACTOR DEVIATION:**
CONTRACTOR WILL CONSTRUCT WALLS ACCORDING TO CONTRACT DRAWINGS AND WILL MIX AND USE MATERIALS FOR CONSTRUCTION IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. ANY DEVIATION FROM CONTRACT DRAWINGS OR MANUFACTURER'S SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL BY THE ARCHITECT.
- FIELD VERIFICATION:**
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCIES IN DIMENSIONS OR SPECIAL ADJUSTMENT REQUIRED DUE TO FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY FOR ANY CHANGES MADE ON THE FIELD WITHOUT PRIOR NOTIFICATION TO THE ARCHITECT, SHALL REST WITH THE GENERAL CONTRACTOR.
- DIMENSION CRITERIA:**
ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE FROM DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. ALL ANGLES ARE TAKEN AT 90 DEGREE UNLESS OTHERWISE NOTED.
- PERMIT & INSPECTIONS:**
CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AND REQUIRED PERMITS, LICENSES, APPROVAL, INSURANCE AND INSPECTIONS AS REQUIRED BY THE OWNER AND ALL APPLICABLE AGENCIES.
- CODES, REGULATIONS & ORDINANCES:**
ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2010, THE MIAMI-DADE COUNTY ORDINANCES, ZONING CODE, AND ALL APPLICABLE STATE, LOCAL, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
- SHOP DRAWINGS:**
PRIOR TO SUBMITTAL TO THE ARCHITECT, ALL SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE GC AND SHALL BE STAMPED AND SIGNED BY THE GENERAL CONTRACTOR. APPROVAL BY THE GC SHALL INDICATE THAT THE ITEMS HAVE BEEN REVIEWED AND ARE PROPERLY COORDINATED WITH THE APPROVED CONSTRUCTION. SHOP DRAWINGS WHEN REQUIRED BY THE FBC TO BE PREPARED BY A SPECIALTY ENGINEER, SHALL BE SIGNED AND SEALED AND REQUIRE APPROVAL BY GOVERNING ENTITY, ARCHITECT & ENGINEER.
- FINISH SELECTION:**
ALL COLOR PATTERNS OF FINISHES AND OTHER MATERIAL OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER AND ARCHITECT.
- SUBCONTRACTOR COORDINATION:**
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE, AND FOR ALL COORDINATION OF WORK AMONG THEM, INCLUDED THE PRE-FABRICATED CONCRETE FENCE SUPPLIER.
- CONTRACTOR'S EQUIPMENT:**
ALL OF THE CONTRACTOR'S EQUIPMENT SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/ARCHITECT FOR VERTICAL ACCESSIBILITY TO ALL WORK DURING NORMAL WORKING HOURS.
- HOISTING & ACCESS:**
THE CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE CONSTRUCTION SITE AND UTILITY SERVICES WITH CONTRACTING OFFICER OR HIS AUTHORIZED REPRESENTATIVE.
- SITE SECURITY:**
THE CONTRACTOR SHALL HAVE THE CONSTRUCTION SITE SECURED AT ALL TIMES UNTIL FINAL COMPLETION IS ISSUED.
- SUB-CONTRACTOR WORK SCHEDULE & COORDINATION:**
ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND OR TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT, SHALL DO OR PAY FOR ALL BACK FILLING, REPAIRATION OF WALLS, FLOORS, ETC., DAMAGED BY SUCH COMPANY.
- DISSIMILAR METALS:**
PROVIDE INSULATION BETWEEN ALL DISSIMILAR METALS, UNLESS ONE METAL IS STAINLESS STEEL.
- SITE EXISTING UNDERGROUND UTILITIES:**
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM AND OTHER EXISTING PHYSICAL PROPERTY FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR AND / OR REPLACEMENT OF UTILITIES OR ANY OTHER EXISTING PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTIONS WITH THE EXECUTION OF THIS WORK.
- CONTRACTOR RESPONSIBILITY:**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FACILITY, IMPROPER OR DEFECTIVE MATERIALS OR WORKMANSHIP OR ANY DAMAGED WHICH APPEARS WITHIN ONE (1) YEAR FROM THE DAY OF FINAL COMPLETION.
- CONTRACTOR SHALL PATCH, REPAIR OR REPLACE ANY EXISTING MATERIALS/STRUCTURES THAT ARE DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING A VISUALLY PLEASANT AND WORKABLE CONNECTION BETWEEN EXISTING AND NEW WORK AND AREAS. (IF APPLICABLE)**

LOCATION MAP



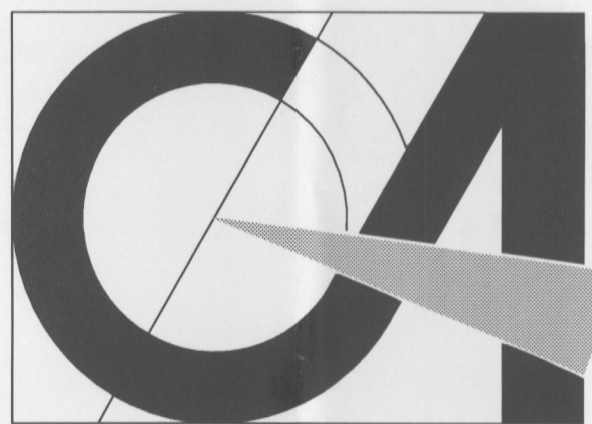
INDEX OF DRAWINGS

COVER SHEET	
A-1.00	SITE PLAN
A-2.00	ENLARGED PRIVACY FENCE FLOOR PLAN, ELEVATION AND DETAILS

LEGAL DESCRIPTION

AMERIFIRST PARK
PB 124-65
PORT OF TRA DESC BEG SW COR OF
TRA THS 87 DEG E 1040FT N 02
DEG W 1744.04FT NWLY TO NW COR OF
TRA S 02 DEG E 2700.44FT TO POB
LESS BEG SW COR TRA N 02 DEG W
1047.78FT N 587 DEGE 86.97FT S 02
DEG E 1047.77FT S 87 DEG W
83.83FT TO POB
LOT SIZE 2239673 SQ FT
FAU 30 5909 014 0011
OR 25849-465607071

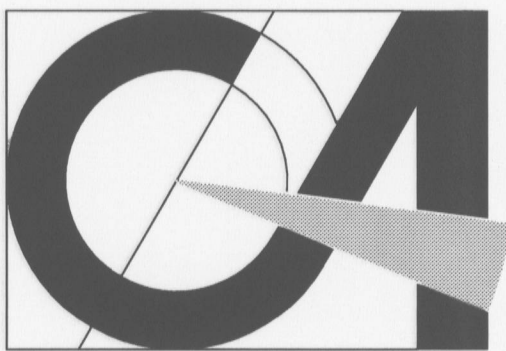
PREPARED BY:



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

2 - KEY PLAN
NTS

A-1.00



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PROPOSED PRIVACY FENCE
SITE PLAN
ELEVATION DETAILS

PHASE

REVISIONS

REVISIONS	PERMIT COMMENTS
1	6-17-14

SEAL

Angel Puentes
6/24/14
ANGEL PUENTES
ARCHITECT NO. 0009348
4210 LAGUNA STREET
CORAL GABLES, FL 33146

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THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 5/21/2014

JOB NO. 2012-38

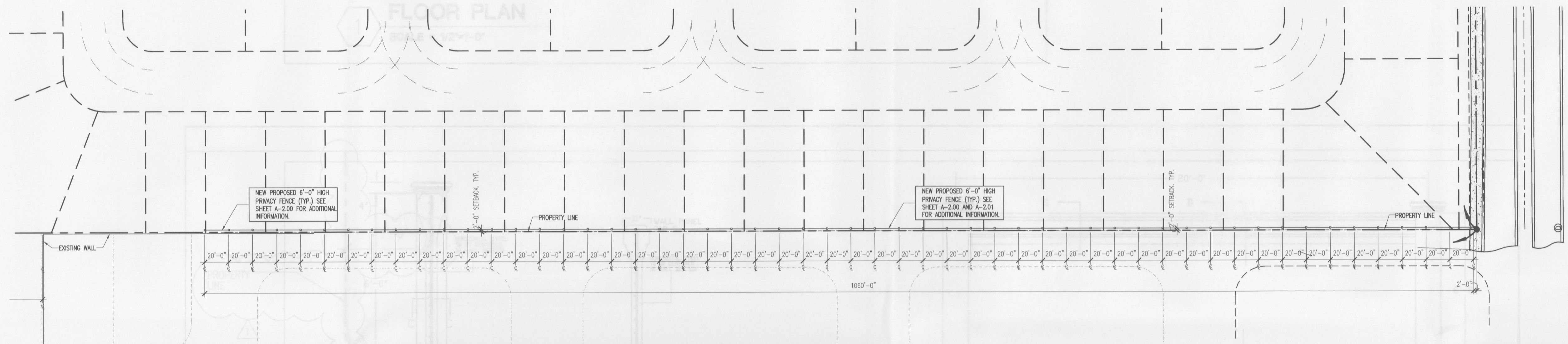
DRAWN BY MC

APPR BY AMC

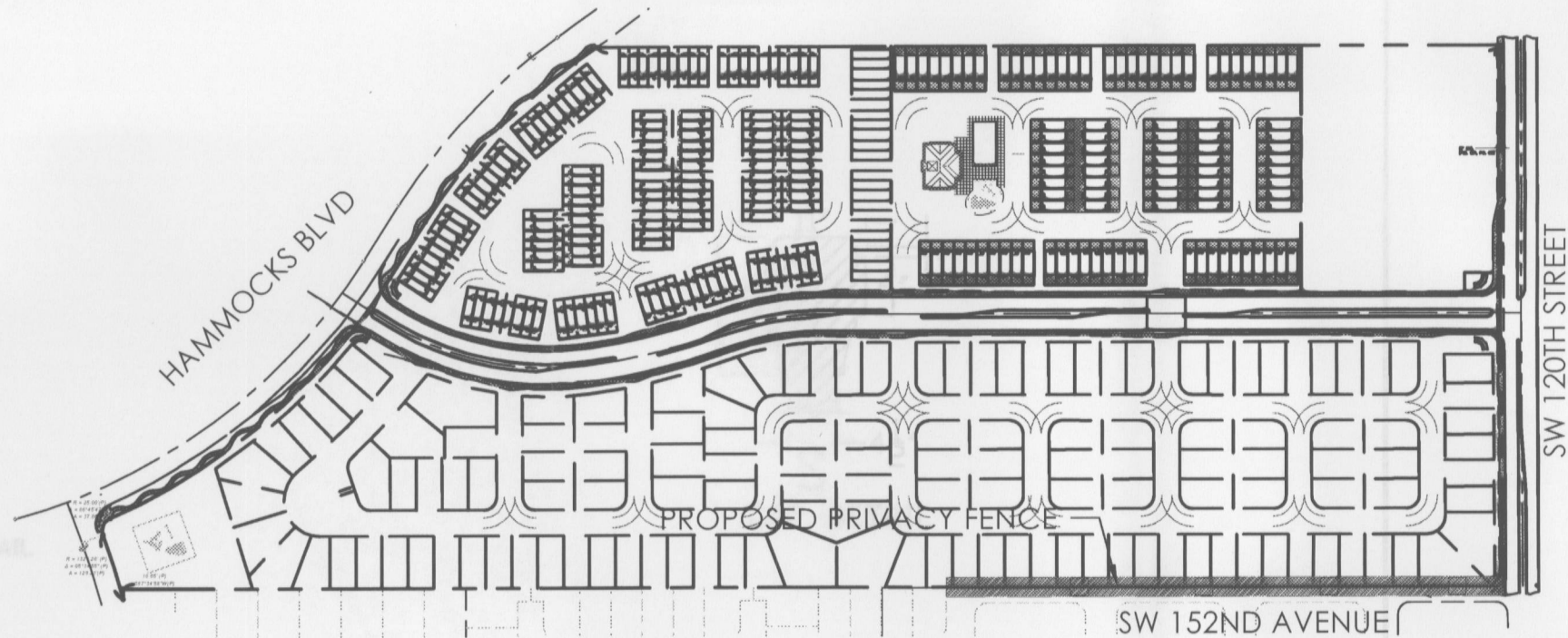
FILE 2012-38

SHEET NUMBER:

A-1.00



1 - SITE PLAN
SCALE: 1"-50'-0"



2 - KEY PLAN
NTS

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER ARCHITECT COMMENTS	5/21/2014

APPROVED

DATE

BY

FOR

